

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

PUBLIC HEARING MINUTES

February 22, 1994

A public hearing was held by the Manistee City Planning Commission on February 22, 1994 in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan. The purpose of the hearing was to obtain public input on a request by Manistee Village Partners for modifications to the existing PUD for the Harbor Village Project.

The public hearing was called to order at 7:00 PM by Chairman, Roger Yoder.

MEMBERS PRESENT: R. Bauman, J. Carter, R. Franckowiak,
D. Jones, J. Lakos, K. Thompson, R. Yoder

MEMBERS ABSENT: D. Johnson, A. Slawinski

OTHERS PRESENT: Manistee City Council

Beth Adams, Art Anderson, Kristie Harless
Mike Jankowski
City of Manistee

Ben Bifoss, Jon Rose, Jack Garber

Public

See attached list

Manistee Village Partners

Terry Beier, Fred Moore, Cindy Fuller

PRESENTATION BY MANISTEE VILLAGE PARTNERS:

Mr. Terry Beier made the presentation for Manistee Village Partners with input from Fred Moore and Cindy Fuller. A new Project Team has been formed to review market analysis information and the overall project concept with input from architect, landscape and land development consultants. The group toured the site and developed changes to create a four seasons concept and eliminate the marina as the main project feature. Changes were also made to meet buyer design, amenity and price requirements.

Mr. Beier discussed the following Project changes:

- Eliminate the second boat basin
- Change the Village Inn concept from 3 four story buildings containing 100 units to smaller 2-1/2 story buildings containing a total of 72 units. Nine eight-plex units will be

built. The area will be a well landscaped village type environment.

- Add a water element to bring water from the marina to a running stream entering a swim lagoon and pond which will replace the second marina basin. This area will be for recreational use by everyone in the Project. Trails for hiking, biking and cross country skiing will also be added.

- Move the retail area from the original larger Village Inn building to a cluster at the current sales marketing building and bath house. This area will also include a restaurant and check in area for rental units.

- Change the Harbor Village Estates area from 22 large lots to a village setting consisting of 39 cottage homes. This is based on market research which shows a need for small single and two bedroom homes. The home design would be victorian in nature. Artist renderings of the exterior design were passed through the audience for information. Variations in the external design will be available.

- As a result of eliminating about 150 boat slips and the second basin, space is available for an additional condo area to be called Harborside East. This will include 75 residential units. The original boat basin will be completed with about 223 slips, compared to 380 slips in the existing plan.

- Increase the number of units in the Lakeview area from 72 to 110. Manistee Village Partners have initiated discussions with the Parks Commission relative to the perimeter of Red Szymarek Park.

- Change Harbor Point Estates from 7 single family units to 7 duplexes.

- To establish an "image" landscaping will be improved to create a natural setting. As many as 800 large trees will be planted throughout the project.

Fred Moore discussed the reasons for changing from a marina emphasis to a four seasons residential concept. Market research has shown that only 20 to 40 percent of project residents will be boat owners and purchase slips. Therefor, the mix has been changed to place more emphasis on residential use.

To support their request for a revised PUD, the Manistee Village Partners submitted a letter to the Planning Commission dated February 21, 1994 which describes the proposed changes in detail. A copy is attached to these minutes.

QUESTIONS OR CONCERNS OF CITIZENS IN ATTENDANCE

Mr. Roberts 515 4th Ave

Mr. Roberts expressed concern over the fact that City Zoning requires 100 ft frontage for private residences, whereas the PUD residences may not have 100 ft frontage. He is also concerned about changing from single family residences to duplexes and the ability to blend the new structures in with existing homes. Terry Beier advised that the plan is to put duplexes on lots which are about 100 ft wide. Actual building size has not been determined, however each duplex unit is expected to be about 1,500 sq ft in size. Under the existing PUD there is no limit on sizes of individual homes. Fred Moore commented that the duplexes will be similar to individual homes in architectural design and overall size.

Mr. Roberts added that he is in favor of the project, however is still concerned about blending in duplex structures with the existing neighborhood. He stated that all previous plans were based on constructing single family dwellings in this area.

Art Anderson 326 2nd Ave

Mr. Anderson suggested that consideration be given to reopening 2nd Ave to Monroe Street since the Harbor Village Estate lots have been reduced in size. He expressed concern that new homes in the project will obstruct his view and requested information on rental property. Terry Beier responded that the rental concept is for purchased homes that may be periodically rented.

Additional discussion was held relative to opening 2nd Ave to Monroe St. Fred Moore expressed a willingness to consider the issue, however it was noted that Mr. Gary Schrader may own the required property. Mr. Schrader was in attendance and stated that he was not personally in favor of extending 2nd Ave to Monroe St. Kendra Thompson suggested that other Avenues may also be candidates for reopening to Monroe St.

Tex Collins 92 Poplar St

Mr. Collins supported the concept of reopening 2nd and 3rd Ave to Monroe St if desired by the local residents, and discussed the responsibility for repairing the berm along the Lake Michigan shoreline if erosion occurs. Terry Beier advised that the berm is outside the project property line. Mr. Collins suggested that the City reach some agreement with the sand company so that the entire area can be included in future planning.

Peter Caird 415 Ninth St

Mr. Caird requested information on the marketing plan and asked if a change has been made to emphasize the local market. Cindy Fuller responded that in general the price has been reduced through project changes, however the market target group has remained the same except for the Harbor Village Estates. Changes have been made in Harbor Village Estates to meet the local housing demand which became apparent during the recent market analysis. Mr. Caird also

asked if some sites would be available for building by individual owners, or if all building would be done by Manistee Village Partners. Terry Beier advised that all building would be performed by the Partners to control quality.

Ruth Pratt 332 4th Ave

Mrs. Pratt discussed her family use of Red Szymarek Park and voiced concern that something may be done to the park property. Terry Beier advised that since project initiation they have not requested any changes to the park, and will not encroach on park property. She was advised that the park property line has been identified by yellow stakes which are easily visible. It was suggested that Homer Ramsdell be contacted for assistance in finding the stakes if necessary.

GENERAL DISCUSSION:

Mr. Roberts discussed his experience with showing the project to visitors. He agreed that downsizing units and lowering costs will make the project easier to sell.

Kendra Thompson discussed unit density for the various components of the project. Terry Beier and Jon Rose provided acreage for use in calculating densities. Jon Rose advised that there are three separate governing factors associated with density. One is the current zoning ordinance, one is the zoning ordinance under which the PUD was created, and the third is the Development Contract. The requested new densities meet both zoning ordinances, but do not meet the Development Contract requirements. Mr. Rose stated that some sort of specific density limit might be appropriate for the Harbor Village Estates area since it contains single family dwellings and is adjacent to the R-4 residential district. Because zone R-3 is the least restrictive of all zones suitable for development in the current ordinance, the 10,000 square foot density limit for R-3 is considered to be reasonable for the Harbor Village Estates. Applying that limit would reduce the number of allowed units from the requested 39 to about 34.

A general discussion followed on the subject of unit densities throughout the project.

In response to several questions from Art Anderson it was stated that unit sizes in the Village Inn were not changing as a result of the new building arrangement, very little impact on roads and parking areas would result from adding the running water feature, and the price of dockominiums would not be changing. Emphasis is being placed on slip rental rather than on dockominium sale.

Kendra Thompson asked if anyone in the audience had an opinion regarding the unit sizes proposed for the Harbor Village Estates. None was expressed.

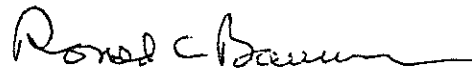
Chairman Yoder read a February 21, 1994 letter from Reggie Asplet of 294 1st Ave into the record. Mr. Asplet was unable to attend the meeting. The letter which is attached to these minutes supports the change to cottage style housing in the Harbor Village Estates area.

Ben Bifoss made a point for the record that densities allowed in the Development Contract are less than allowed in the zoning ordinances. This requirement was included for the specific purpose of minimizing impact on neighboring areas.

Chairman Yoder advised that the Planning Commission would be taking action on this matter at the March 4th meeting which is open to the public.

The meeting was closed at 8:40 pm.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

Attachments:

Attendance List
Manistee Village Partners letter of February 21, 1994
Mr. Reggie Asplet letter of February 21, 1994

